

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION CENTER FILING NO. 1, AMENDMENT NO. 2, GENERALLY LOCATED BETWEEN EAST 104TH AVENUE AND HOMESTEAD TRAIL AND BETWEEN WALDEN STREET AND YAMPA STREET, CONSISTING OF 15.25 ACRES

NO. 2026-002

WHEREAS, the City of Commerce City has received an application for a final plat for the property known as Reunion Center Filing 1, Amendment 2 (the “Subdivision”), generally located between East 104th Avenue and Homestead Trail and between Walden Street and Yampa Street and as depicted on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the City Council, consistent with its authority as stated in the City of Commerce City Land Development Code, Section 21-3241(4)(d), has requested that this Subdivision be reviewed through the public hearing process; and

WHEREAS, in accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested subdivision plat was given, including by publication on September 18, 2025 and December 25, 2025 in the Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on September 25, 2025 and November 10, 2025 through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on September 29, 2025 and November 21, 2025 in the manner and for the duration required by the Land Development Code.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. The City Council of the City of Commerce City, Colorado, finds, consistent with the Commerce City Land Development Code Section 21-3241(3), after a duly noticed public hearing held in compliance with legal requirements, as follows:

- a) The Subdivision is consistent with the approved PUD zone document;
- b) The Subdivision is consistent with and implements the intent of the PUD zone district in which it is located;
- c) There is no evidence to suggest that the Subdivision violates any state, federal, or local laws, regulations, or requirements;
- d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;

- e) The Subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
- f) Any adverse effect has been or will be mitigated to the maximum extent feasible;
- g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
- h) A new development agreement between the city and the applicant has been executed which addresses the construction of required public improvements; and
- i) The proposed phasing plan is rational in terms of available infrastructure capacity.

SECTION 3. The Final Plat for Reunion Center Filing 1, Amendment 2, attached as Exhibit A, is hereby approved

RESOLVED AND PASSED THIS 5TH DAY OF JANUARY, 2026.

CITY OF COMMERCE CITY, COLORADO

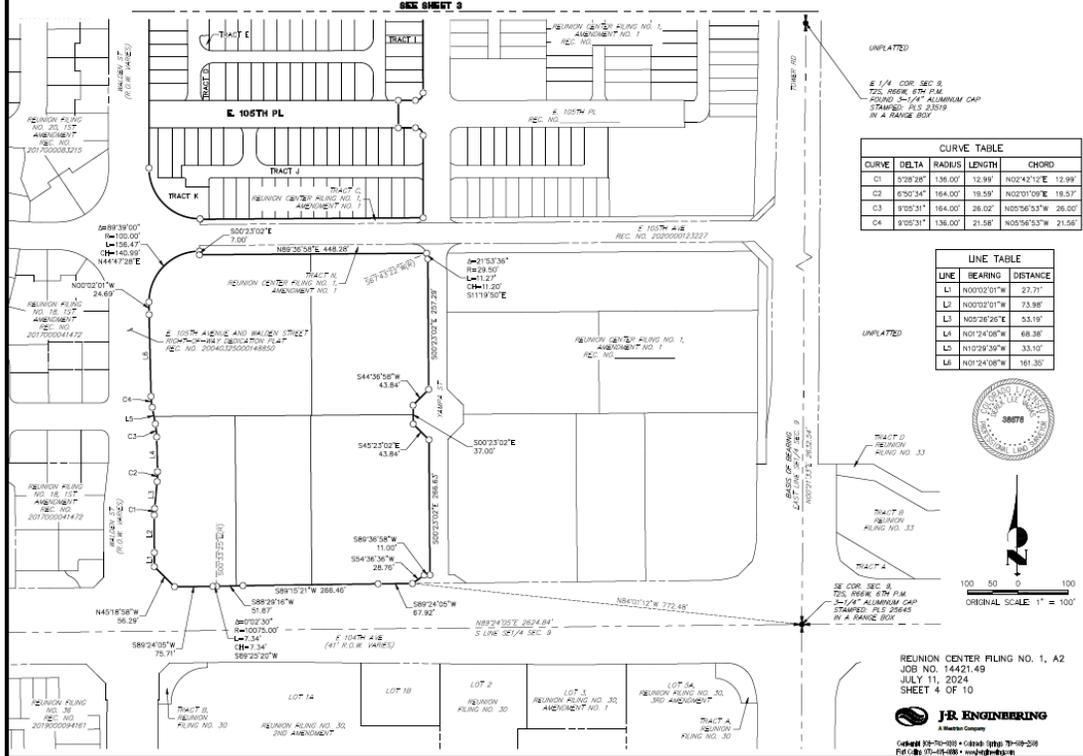
Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk

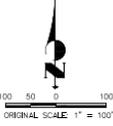
REUNION CENTER FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	5°28'28"	136.00'	12.99'	N02°42'12"E 12.99'
C2	6°50'34"	164.00'	19.59'	N02°01'09"E 19.57'
C3	9°05'31"	164.00'	26.02'	N02°56'53"W 26.00'
C4	9°05'31"	136.00'	21.58'	N02°56'53"W 21.56'

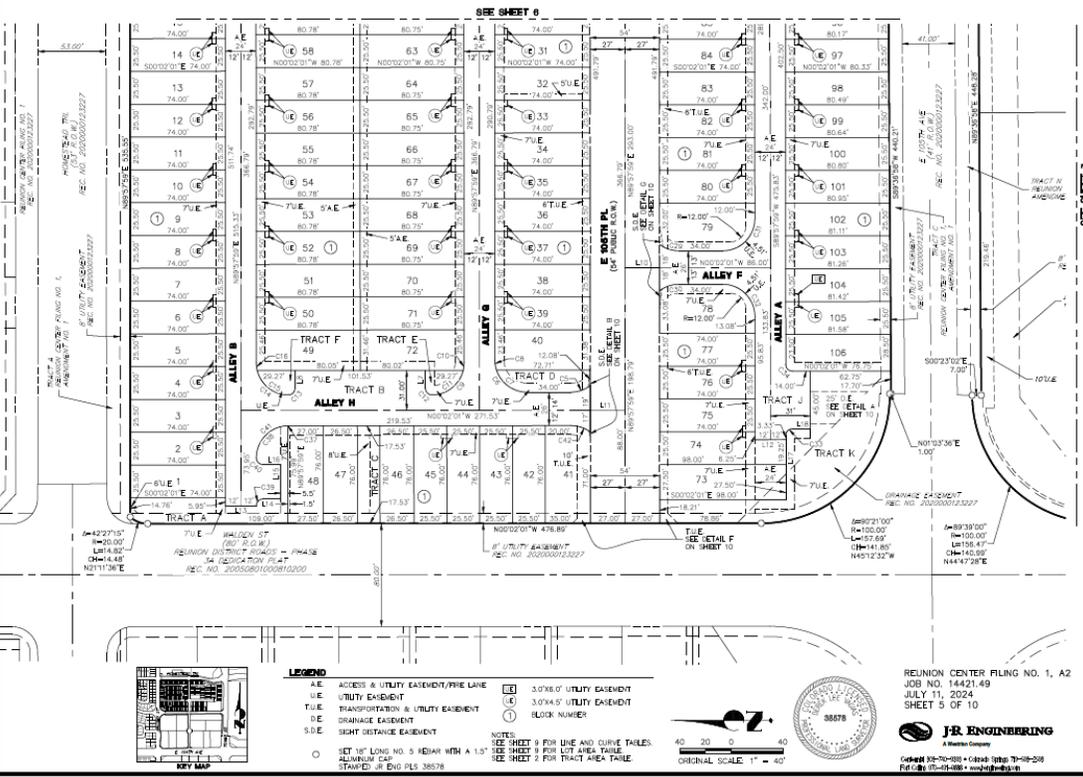
LINE	BEARING	DISTANCE
L1	N00°02'01"W	27.71'
L2	N00°02'01"W	73.98'
L3	N02°28'20"E	53.19'
L4	N01°24'00"W	68.38'
L5	N01°59'30"W	33.57'
L6	N01°24'00"W	161.30'



REUNION CENTER FILING NO. 1, A2
 JOB NO. 14421-49
 JULY 11, 2024
 SHEET 4 OF 10
J.R. ENGINEERING
 60444 75-70-000 + 64646 75-70-000
 PLS 075-05-088 + 04646 075-05-088

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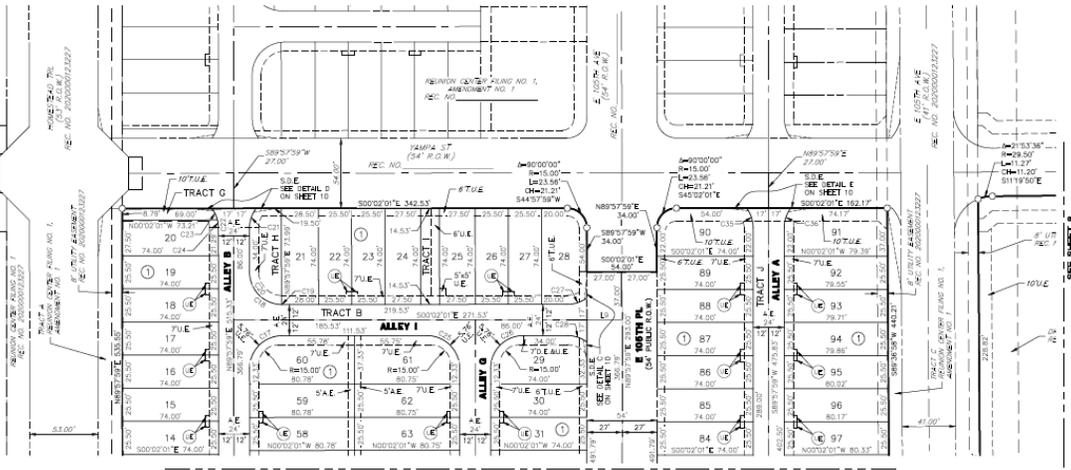
- LEGEND**
- A-E ACCESS & UTILITY EASEMENT/PRIE LANE
 - T-E UTILITY EASEMENT
 - T-S TRANSPORTATION & UTILITY EASEMENT
 - D-E DRAINAGE EASEMENT
 - S-E SIGHT DISTANCE EASEMENT
 - U-E 3.0% x 6.0' UTILITY EASEMENT
 - T-E 3.0% x 4.5' UTILITY EASEMENT
 - () BLOCK NUMBER
- NOTES:**
 SEE SHEET 9 FOR LINE AND CURVE TABLES.
 SEE SHEET 9 FOR LOT AREA TABLE.
 SEE SHEET 2 FOR TRACT AREA TABLE.



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 - U.E. UTILITY EASEMENT
 - T.U.E. TRANSPORTATION & UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.D.E. SHORT DISTANCE EASEMENT
 - SET 1/2" LONG NO. 5 NEDAR WITH A 1.5" ALUMINUM CAP
STAMPED JR ENG PLS 38578
 - 3.0'X6.0' UTILITY EASEMENT
 - ⊕ 3.0'X4.5' UTILITY EASEMENT
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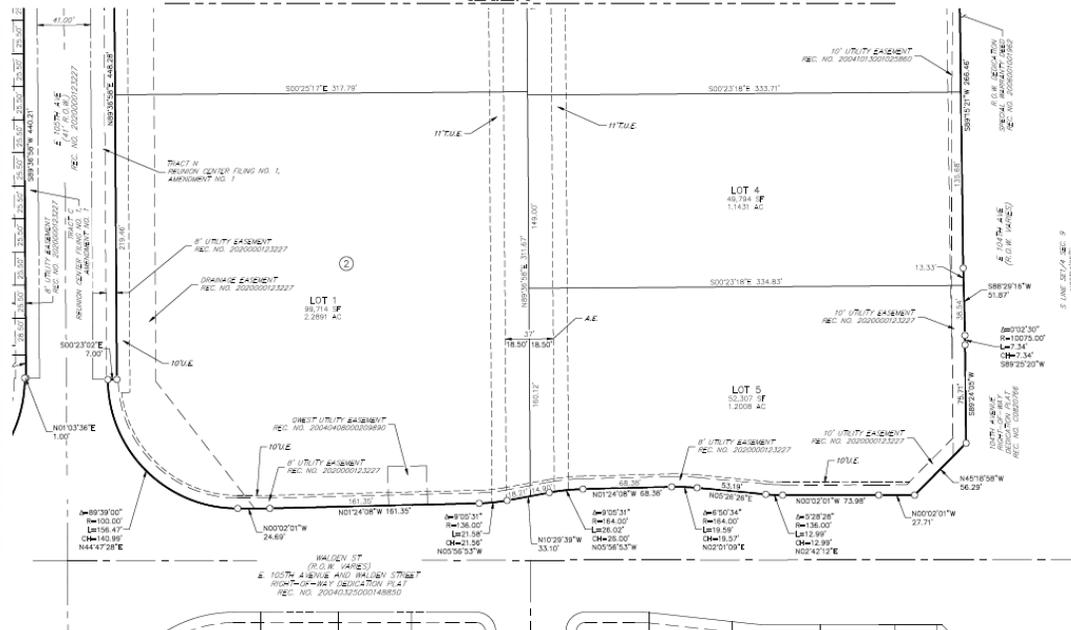


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J.R. ENGINEERING
 A Member Company
 Contact: 303-760-3300 • 6449 S. Highways 70-200
 Fort Collins, CO 80526 • www.jrengineering.com

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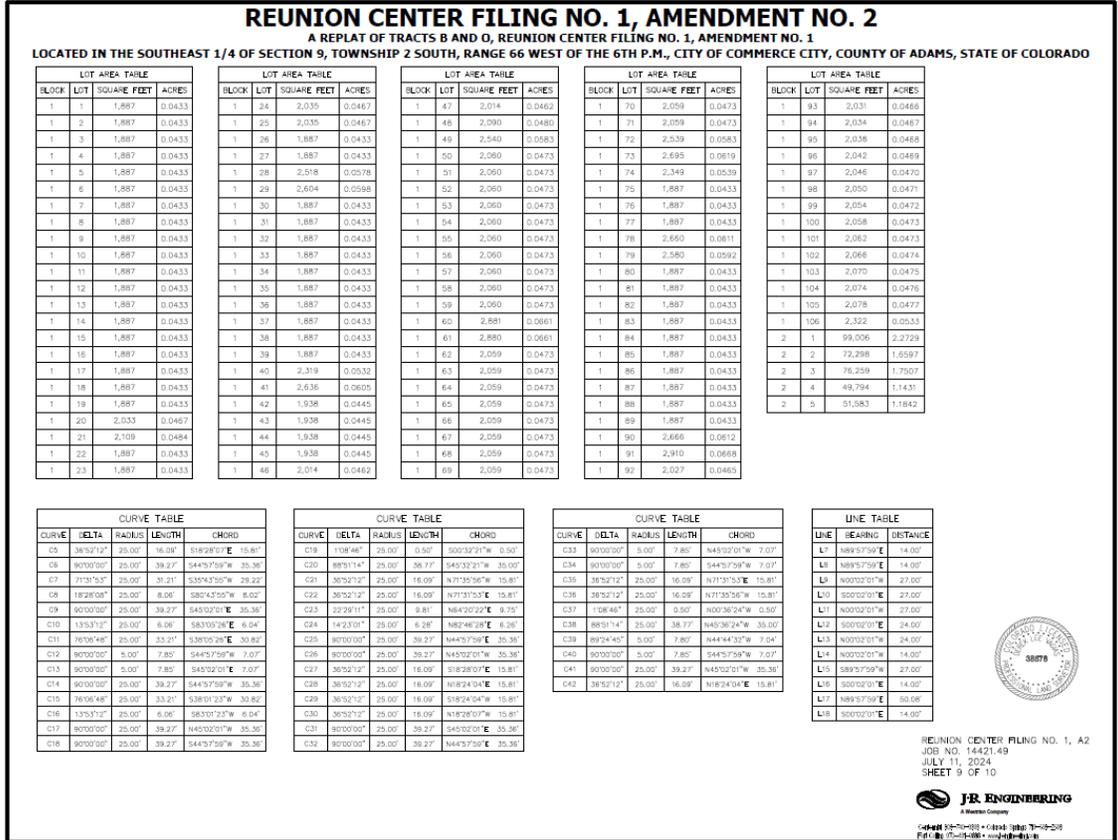
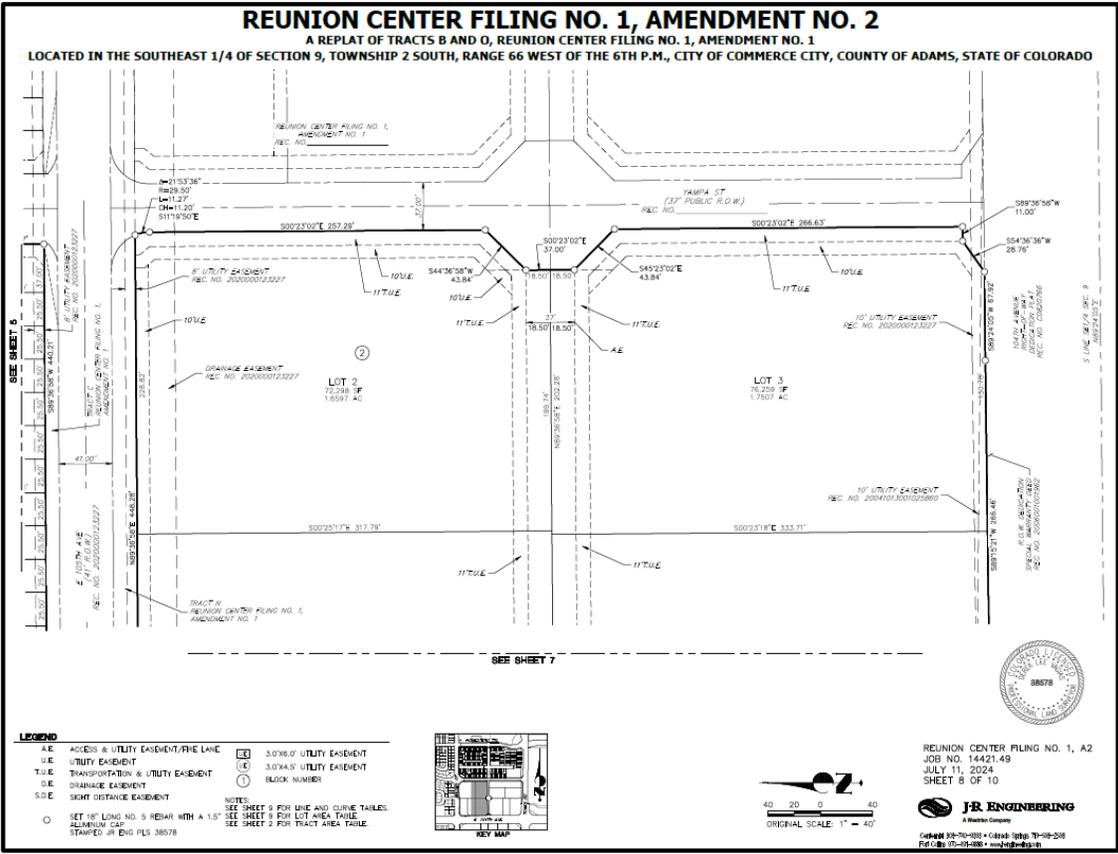


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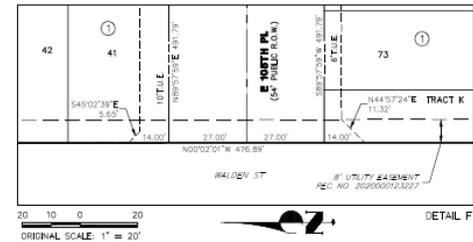
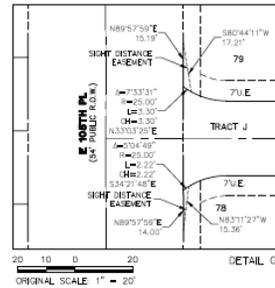
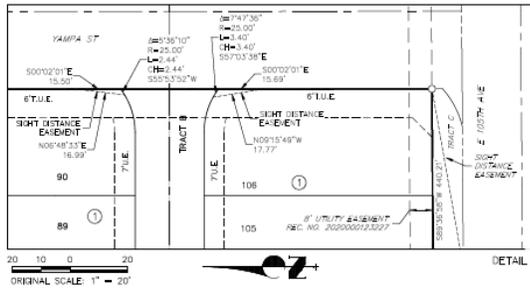
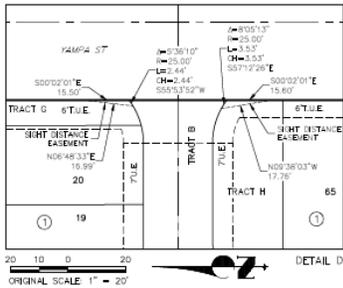
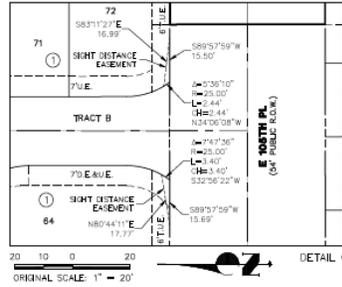
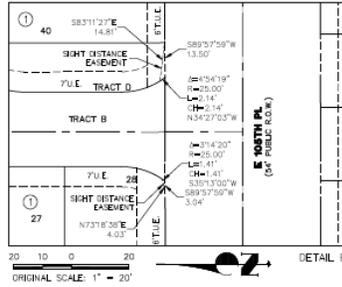
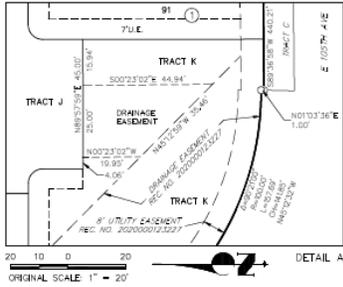
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